596 [607] [173] [578] generally well guarded in the use of proper expressions in their talk with the young. The educated men of the present day exercise a potent influence for good in the normal conversation, and show due respect to their brother's wife with whom no familiarity is allowed. There is a tendency at present among the discontented members to break up the ancestral family by a division of the family property among the members.

Property and Disposal

423 425 177 The property of the Coorgs consists chiefly of the ancestral house and the land belonging to it which under the Rajas was held on a feudal tenure and on a light assessment termed *jamma bhumi* or birthright land, because it was inalienably vested in the family or house, and the British Government confirmed the settlement. Additional land was taken up by them on the *sagu* tenure, but, in course of time, Government allowed to some extent such *sagu* land to be converted into *jamma* land. Other land held as jagir was granted for certain Government service as *umbli* land on a light assessment. During the last thirty years, many houses have opened out coffee plantations on their own or Government land, or rented cardamom jungles. Thus the actual wealth of the Coorgs consists of landed property and their prosperity depends on the exertions and means of cultivation; but imprudent enterprises and unexpected reverses have caused much embarrassment. Formerly, all the members of a Coorg house lived together in the ancestral home or in some outfarm, *koppu*, neither of which could be alienated nor subdivided among the members of the family. All of them worked for the common good under the management of the *yajamana* or *karakara*, and had their subsistence on the proceeds. Any surplus on the annual reckoning became the property of the house for providing incidental expenditure on the occasion of marriages, funerals, and other ceremonies, as also for the purchase of new land in the interest of the family. If, however, an individual member by becoming a salaried officer or by coming into possession of money through marriage, was enabled to enter upon private speculation without any aid from the ancestral house, any property or acquirements thus made became his private property and were left at his own disposal by gift or will. Many young men have thus become separated from the ancestral house and established a new homestead, and as long as they contributed to the expenses of the former, they maintained their share in the proceeds. This is the proper mode of setting up a new house. Disintegration is now setting in, and some try to break up the ancestral houses by a division of the landed property among the members.

421 596 [556] 434 [433] [591] [182]

Adoption

597 The right of adoption is given to every Coorg house in the absence of male issue, or by an unmarried man or woman or widower in order to secure the inheritance of personal property or rights.

4: Richter M, G-5 (ca. 1856-1870) 1870 AW5 Coorg AW5

and when the produce of their lands has been very meagre, the Jamma-ryots are allowed to pay Rs. 10 per 100 butties *for the quantity of land which has been cultivated*, instead of *five* rupees *for the whole farm*. It is also customary, under such circumstances, or when only women and young children are left in the house, to permit the whole of the Jamma-lands to be sublet on vára-tenure (division of the crop in equal halves between the tenant and landlord) for periods ranging from 1 to 5 years according to the particulars of each case. On being invested with the proprietary right to a farm, the Jamma-ryot has to pay a donation of Rs. 10 per 100 butties called "Nuzur Kánike," in 3 yearly instalments, and a fee of Rs. one termed the "Gatti-Jamma fee," on taking possession of the land. On the same terms a Jamma-ryot may claim as much available land, as he may like to cultivate, provided he takes an entire farm, failing which his Jamma-rent is doubled for the additional portion. He likewise may also resign his Jamma-land or Government may, for good reasons, resume it. When invested with the land, by the Superintendent of Coorg, a formula is spoken, intimating, that the holder has received the hereditary right to the land on the feudal conditions laid down, and at the same time a handful of the soil of the land he has applied for is given to him. Similarly when resigning land, the Jamma-ryot lays down before the Superintendent a handful of the soil as a sign of his relinquishment of all rights to the land. Except with the consent of the Government Jamma-land cannot be alienated and is never marketable, nor can it be mortgaged.

A Jamma-farm consists of from 10 to 1,500 butties of wet land, according to the extent of soil susceptible of cultivation and from ancient times it had an apportioned number of slaves as "glebae adscripti." These became liberated under the British Government, but for many years their freedom was merely nominal and the economy of the Coorg houses

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25 to 35 years three year's assessment is remitted, 311
35 „ 50 „ four „ „ „ 651
above 50 „ five „ „ „ 423

after which periods of remission the above scale of taxation comes into force.

If any ryot, who undertakes to cultivate lands on these conditions, declines before the expiration of his term to cultivate any longer, he will be liable on relinquishing his land, to pay one-fourth of the amount of tax, which he would otherwise have been exempted from in the first year, half of the amount for two years, three-quarter for three years and the full amount of tax to be paid for four and five years. 423 651 686

It often happens, that a Ságu-ryot transfers his land for a certain sum of money in favor of another tenant; but, whilst Government does not forbid the transaction,—for the money thus obtained may be a fair reward for the ryot's trouble and expense on the land—, it does not admit the ryot's claim to proprietaryship in the land. On the ryot relinquishing his land, the name of the first applicant for the same will be registered without reference to any private arrangement, but such transfers are generally satisfactorily settled. 651 425 423

It may be remarked, that in Yélusávirashíme the Ságu-tax is levied on a portion of wet land capable of producing 60 Kandagas of grain, or 120 butties by measure at the rate of 16 rupees 651 423 [84]

The total revenue from Ságu-holdings amounted in 1869-70 to Rs. 77,246—15—5.

Umbali-tenure (from the Can. umbali, a plot of ground free of rent) is held on account of services performed by certain ryots in the Rájahs' times and is lightly taxed at three rates viz: one, two and a half and three rupees per 100 butties, a sannad (titledeed) for the tenure having been given by the Chief Commissioner. The revenue from this tenure being in 1869-70 Rs. 6774—3—6 and assuming the average tax

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oppressive. Government has therefore been addressed by the Association to relieve the distress of the Planters by reducing the assessment to eight annas per acre on the whole area, instead of two rupees. 657 423 245

The total revenue from coffee assessment amounted for 1869-70 to Rs. 89,942—1—5 against Rs. 91,251—12—5 for the year previous.

With regard to the *disposal* of *waste lands* the following Rules have been framed by Government: 648 656 423 425

I. Waste lands in which no rights of private proprietorship, or exclusive occupancy exist, and which may not be reserved as hereinafter (Rule XVIII) provided, may, until further notice, be sold under the following rules.

II. Applications for land under these rules, shall be addressed to the Superintendent of Coorg, and shall comprise the following particulars:—

a) The estimated area of the lot applied for.

b) The situation of the lot and its boundaries as accurately as can be stated.

III. No lot shall exceed 500 acres. Within the limits of towns, the maximum extent of a lot shall be 10 acres. But any person may apply for several contiguous lots, each not exceeding the above limits.

IV. Every lot shall be compact and shall include no more than one tract of land, capable of being surrounded by a ring fence, and when the lot touches a public road, the length of the road frontage shall not exceed one half of the depth of the lot.

V. No lot shall be sold until the area has been estimated by the Taluq authorities. Before a title-deed is granted the lot shall be surveyed by the Government Surveyors.

VI. If on receipt of an application under Rule II, the Superintendent has reason to believe, that the lot applied for is saleable under these Rules, he shall call upon the applicant to deposit with him the estimated cost of surveying the lot and of marking it out with boundary marks, unless the land has been already surveyed and demarkated. The Superintendent will refund to the depositor any portion of his deposit which may not be actually expended in the survey and demarkation, and the depositor shall pay any deficiency.

VII. If the applicant fails to deposit the sum required under Rule VI within six weeks from the date of demand, his application shall be null and void.

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VIII. On receipt of the deposit required under Rule VI, the Superintendent shall, as soon as possible, cause the area of the land applied for to be estimated by the Taluq authorities. He shall then advertise the lot for sale on a given day, to be fixed as to admit of the notice, required in Rule IX, being given.

IX. The advertisement shall be in English and in Canarese, and shall specify the locality, extent and boundaries of the lot, the annual assessment, and the place, time and conditions of sale. It shall be posted for three months at least on the land itself, as well as in the neighbouring villages, in the Offices of the Superintendent and the Subadár of the Taluq and the nearest Post Office. The Superintendent shall at his discretion fix the time and place of sale and may alter both, if necessary, provided that not less than 14 days' notice be publicly given of every such alteration, and that no land be sold, until it has been advertised, as aforesaid, for three full months at least.

X. The Superintendent shall send written notice of the place and time of sale, as also of any alteration under the provisions of Rule IX to the applicant; but no sale shall be disturbed in consequence of the nonreceipt of such notice or delayed in consequence of the nonappearance of the applicant.

XI. An applicant withdrawing his application prior to the sale of the lot, will be entitled to the refund of so much only of his deposit under Rule VI, as may not have been expended. If it should prove that the lot is not saleable under these Rules, the applicant must still pay the expense attendant on ascertaining the estimated area under Rule VIII.

XII. On the withdrawal of an application, it shall be discretional with the Superintendent to proceed with the sale of the lot or not, as he considers best for the public interests.

XIII. The upset price shall in all cases be two rupees an acre, to include all survey expenses. If the original applicant be the purchaser, he shall receive credit for his deposit in payment; otherwise the amount of deposit shall be paid to him at once from the sale proceed.

XIV. If, before the time of sale, no claim of private proprietorship, or of exclusive occupancy or of any other right incompatible with the sale of the lot under these Rules be preferred, the lot shall as advertised be put up to auction and sold to the highest bidder above the upset price, subject to an annual assessment after four years from 1st May in the year of sale of one rupee an acre, and after nine years of two rupees an acre on the whole area.

XV. The successful bidder shall, immediately on the sale being declared, pay down 10 per cent of the price and the residue of the purchase money

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shall be paid in full within 30 days. The sale shall be conducted under and subject to the following conditions of sale:— 648 656 423 425

XVI. 1. The highest bidder above the upset price shall be the purchaser of the lot, and if any dispute arise between two or more bidders at the same price, the lot shall immediately be put up again at the last preceding undisputed bidding and resold.

2. If the purchaser shall pay to the said Superintendent the residue of his purchase money, he shall thereupon be placed in possession of the lot pending survey.

3. All persons desirous of becoming purchasers are to satisfy themselves as to the identity and correct description and the estimated area and bounderies of the lot, previous to the sale; as by having the lot knocked down to him, the purchaser thereof shall be held to have waived all objections to any mistakes that may afterwards appear to have been made in the description of the lot, as well as to any other error whatever in the particulars of the property.

4. If the purchase shall not be completed by the thirtieth day from the day of sale, the purchaser shall pay to the Superintendent interest at the rate of 12 Rs. per cent per annum; on the remainder of his purchase money from the day of sale until the purchase shall be completed without prejudice nevertheless, to the right of resale reserved by the fifth condition, if not paid within one year.

5. If the purchaser shall neglect or refuse to comply with the above conditions, or any of them, his deposit money shall be forfeited and retained by Government, and the Government shall be at liberty to resell the lot either by public auction or private contract, without the necessity of previously tendering a conveyance to the purchaser at the present sale, who shall so neglect or refuse as and for liquidated damages.

XVII. If before the time of sale a claim of private proprietorship, or of exclusive occupancy or of any other right incompatible with the sale of the land under these Rules, shall be preferred to the lot or any part of it, the Superintendent shall postpone the sale of the lot until such claim shall be disposed of in due course of law.

XVIII. Reserves of grazing and forest land, of land for the growth of firewood, for building sites, and for land required for other special purposes, are not to be sold under these Rules without the express sanction of the Government.

XIX. As soon as the actual area of the lot purchased has been ascertained by survey, a grant shall be made to the purchaser (provided he shall have paid his purchase money in full) in the form hereto annexed and marked

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648 656 423 425 A. Should the actual area as ascertained by survey be more than $\frac{1}{10}$ less than the area as estimated before the sale, the purchaser shall be refunded a proportionate part of his purchase money in respect of such deficiency beyond $\frac{1}{10}$. Should the actual area be more than $\frac{1}{10}$ in excess of the area as estimated, such excess beyond $\frac{1}{10}$ shall revert to Government, and the purchaser shall forthwith yield up possession thereof.

XX. The annual assessment on lands sold under these Rules, may at any time be redeemed by the owner, by payment of a sum equal to 25 times the annual assessment of two rupees an acre on the whole area, and the lands so redeemed shall thereafter be for ever free from all demand on the part of the State on account of land revenue. On payment of the redemption money, the owner of the land shall be furnished with a deed in the form annexed to these Rules and marked B.

XXI. Arrears of annual assessment shall be recoverable in the same manner as arrears of Ryotwári-land-revenue are, or may be recoverable by the law for the time being in force in Coorg.

XXII. Lands sold or redeemed under these Rules, shall continue subject to all general taxes and local rates payable by law or custom.

XXIII. The existing and customary rights of Government, of other proprietors, and of the public in existing roads and paths and in streams running through or bounding lands sold under these Rules, are reserved and in no way affected by the sale of such lands under these Rules.

XXIV. Nothing contained in these Rules shall be held to debar the Government from granting waste land on Puttah, Cowle, or otherwise at their discretion as heretofore.

FORM A. (1).

By this deed made the ____ day of ____ between the Secretary of State for India in Council of the one part, and A. B. of ____ of the other part, in consideration of the purchase money or sum of Rs. ____ duly paid by the said A. B.

The said Secretary of State hereby grants to the said A. B., his heirs, representatives and assigns, the parcel of Government land situated in the village of ____ in ____ of the ____ taluq in the District of Coorg and included within the following boundaries: ____

Excepting and always reserving out of the said grant, to the said Secretary of State in Council, his successors and assigns, all such timber growing or to grow on the said land as by any rule or decision of the Government Forest Department for the time being, and from time to time, shall be determined or declared to belong to Government.

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And it is hereby declared, and the said A. B. for himself, his heirs, representatives and assigns, hereby agrees that the Government revenue assessed on and hereafter payable in respect of the said land is as follows: From the 1st May 18— to 30th April 18— no assessment. From the 1st May 18— to 30th April 18— annually one rupee per acre on the whole area. From 1st May 18— two rupees annually per acre on the whole area. 648 656 423 425

And that this grant shall not in any way affect the rights of the Government of any adjoining proprietor in respect to any road or stream running through or bounding any part of the said land, and that the said A. B., his heirs, representatives and assigns shall not cultivate any of the land within 5 yards of a public road, nor destroy any brushwood or grass forming a natural fringe or revetement to any road, nor dam up or contract any waterway made by the Public Works Department, and also shall and will at all times hereafter maintain in good repair at his and their own cost, the boundary marks of the said land erected by the Government Surveyor.

Signed, sealed, and delivered by the Commissioner for the Affairs of Coorg for and on behalf of the said Secretary of State and by the said A. B. The day and year first above written.

FORM A. (2.)

The same throughout as Form A. (1); instead of the third paragraph, however, beginning with: "And it is hereby declared etc." the following is substituted:

"Which said parcel of land shall henceforth be held by the said A. B. his heirs, representatives and assigns, freed and discharged from all claim in respect of Government revenue".

FORM B.

By this deed made the____ day of ____ between the Secretary of State for India in Council of the one part, and A. B. of the other part, in consideration of Rupees_____ duly paid by the said A. B., the said Secretary of State hereby absolutely and freely releases to the said A. B., his heirs, representatives and assigns, all Government land revenue hereafter accruing for or in respect of the parcel of land situate in the village of_____ in the taluq ____ and comprised within the following boundaries, (give the survey boundaries) said such parcel of land shall henceforth for ever be held by the said A. B., his heirs, representatives and assigns, free of any Government rent.

Signed, sealed, etc. as in Form A.

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The Registration of these Assurances according to Act XVI of 1864 appears not to be much appreciated by the natives, who shrewdly remark, that, if the Chief Commissioner's signature to their title-deeds cannot assure their validity unless registered by a local Official, what is the good at all of these documents; in fact they do not seem to care for them and are likewise prejudiced against the obligatory registration of their Jamma-sannads.

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Amended Rules for carrying out the substitution of an acreage on Coffee lands for the Halut or excise duty.

I. Surveyed estates, held free since 1st May 1860 are liable to be assessed at one rupee an acre on the whole area from the 1st May 1864.

II. Unsurveyed estates held free since 1st May 1860 to be assessed according to the proprietors' estimated area subject to adjustment of rent, if more or less than $\frac{1}{16}$ difference on the survey reaching them.

III. All Government unassessed lands granted for Coffee cultivation, whether cultivated or waste, to count for assessment from date of grant, or the land to be given up and the grant resigned.

IV. Every Coffee holding on Government Cardamom land of which the Cardamom rent has ceased to be paid, will count for assessment at one rupee an acre on the whole area from the 1st May in that year when the rent ceased.

V. Cardamom plots taken up for Coffee cultivation but still waste, and paying rent to Government annually until expiration of lease in 1865-66, will be assessed at one rupee an acre on the whole area from the first May 1866 or lapse to Government on that date.

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VI. Cardamom plots wholly cultivated will be assessed (as if on the fifth year) from the year on which Cardamom rent ceased to be paid.

VII. All lands now liable to assessment will be charged upon the estimated area in acres, as returned last year, unless corrected by the tenants at time of assessment, which in such case will be subject to adjustment on survey.

VIII. In all cases of adjustment of rent, whether to credit of Government or the tenant, to take place from the first instalment of rent due after the land has been surveyed.

IX. In all cases when the survey papers and title-deed are ready for